



# Staff Meeting Notes

Department: POLICE DEPARTMENT	Date: February 13, 1996
Purpose: Weekly Staff Meeting	Time: 9:00 - 11:00 a.m.
Recorder: Glenna Sheley	Place: GJPD Conference Room

**Members**

<p><b>PRESENT:</b>                  Chief Sloan                  Captain Currie                  Lieutenant Callow                  Lieutenant Hall                  Lieutenant Jackson                  Acting Captain Long                  Doctor Testerman                  Beth Meek                  Lee Mull</p>	<p><b>DISTRIBUTION:</b>                  Chief Sloan                  Captain Currie                  Lieutenant Gaskill                  Lieutenant Callow                  Lieutenant Hall                  Lieutenant Jackson                  Lieutenant Knight                  Acting Captain Long                  Sergeant Bacher                  Sergeant Benoit                  Sergeant Franklin                  Sergeant Frey                  Sergeant Grimsby                  Sergeant Johnson                  Sergeant Nordine                  Sergeant Yaws                  Sergeant Zen                  Sergeant Martinez</p>	<p>Doctor Testerman                  Beth Meek                  Rick Dyer                  Lee Mull                  Deb Hall                  Jerry Hill                  Bulletin Board                  Briefing Room                  Mark Achen                  Dave Varley                  Rick Beaty                  Debbie Kovalik                  Ron Lappi                  James Shanks                  Joe Stevens                  Larry Timm                  Dan Wilson                  Kristin Winn</p>
---	--	---

**Topic 1: (Brief description) 1996 Recruitment - Lt. Long**

Main points: "On-the-road" recruitment has been approved by Claudia Hazelhurst. If implemented and after it has been advertised, Rick Dyer and a personnel representative would go to Denver to set up recruitment for certified police officers with a charge of \$20.00 for testing. A PHQ test would be sent to applicants and scored at the time of testing. It has been suggested that there be 2 tests per year - one in Grand Junction and one in another area, i.e., Denver, Santa Fe, etc. John Shaver will review the process. The Chief suggested that someone in uniform also attend representing the GJPD. The COPS program is still be reviewed.

Decisions/Conclusions:

Next steps:

RECEIVED GRAND JUNCTION  
 PLANNING DEPARTMENT  
 FEB 28 1996

Topic 2: (Brief description) **Communication Center - Beth Meek**

Main points: An offer has been made to hire a part time engineering aid. Beth is working on the cost of training and SCC. The 7 week Basic Academy for the Comm Center began this week. Advertisement will begin this week for the secretary position.

Decisions/Conclusions:

Next steps:

Topic 3: (Brief description) **Cell Phones - Lt. Long**

Main points: There will now be 58 cell phones in the PD. Air time was under budgeted by projection. Adjustments will be made.

Decisions/Conclusions:

Next steps:

Topic 4: (Brief description) **Investigation - Lt. Hall**

Main points: February 26 Lt. Callow and Lt. Hall will switch positions. Lt. Hall will be in patrol and Lt. Callow will be in Investigations.

Decisions/Conclusions:

Next steps:

Topic 5: (Brief description) **Records - Lee Mull**

Main points: The RFP goes out tomorrow. A review panel consists of Captain Currie, Ken Johnson, Beth Meek and Lee Mull. It is expected that a vendor will be selected this Spring. Sharla Skillicorn, the new Records Tech started yesterday.

Decisions/Conclusions:

Next steps:

Topic 6: (Brief description) **Retirement**

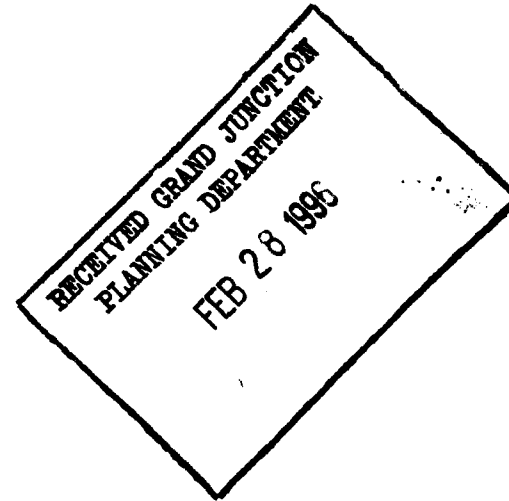
Main points: Tomorrow at 1:30 there will be cake and punch to honor recent retirements and resignations of Officer Tim Rison, Cindy Palmer and Officer Del Cordova.

Decisions/Conclusions:

Next steps:

MEMORANDUM

TO: DAVID VARLEY  
FROM: BARBARA CREASMAN, DDA  
DATE: FEBRUARY 27, 1996



---

The DDA Board of Directors has directed me to proceed to complete the necessary work to include all properties within the Authority's boundaries into the Plan of Development Area in which tax increment financing used.

Therefore, I am providing a proposed ordinance for Council's approval and memo from John Shaver as background information for your review. It is my understanding that while not clearly required, historically the DDA has requested a resolution of support from City Planning.

In John's 05/95 memo he questioned School District 51 consent. I am checking on what we have done in the past.

Further, I met with Joe Skinner who was the DDA attorney since its formation until a few years ago and was involved with both previous bond issues. We reviewed the DDA statutes, The Plan Development, and John Shaver's memo to clarify the process to amend the Plan and include additional properties.

If you have any questions or recommendations, please forward them to me.

I will contact John and review the process and paperwork with him.

cc: John Shaver  
✓ Larry Timm  
Ron Lappi  
Kathleen Killian  
DDA Executive Committee

Draft

**CITY OF GRAND JUNCTION**

**DATE:**

**CITY COUNCIL**

**STAFF: BARBARA CREASMAN**

**ACTION REQUESTED:** The DDA is requesting approval of an ordinance amending the Plan of Development Area and expanding the boundaries of the Downtown Development Authority to include properties listed in Exhibit 1.

**EXECUTIVE SUMMARY:** The DDA is proposing to amend the Plan to expand the Authority's boundaries to include additional properties adjacent to the current boundaries into the Plan of Development Area within which tax increment financing is used. The DDA board has reviewed and approved the individual petitions for inclusion. All new inclusions are voluntary, with petitions signed by the property owner.

**FISCAL IMPACT:** None.

**BACKGROUND/ISSUES:** Since the formation of the DDA, the Council has approved several similar boundary expansions. The DDA has established goals to expand their boundaries to the north and east, consistent with business development and south to the river. The DDA Plan of Development provides for expansion of the boundaries, and states the intent to expand the boundaries to include properties consistent with the overall planning and redevelopment goals of the Authority.

**RECOMMENDATIONS:** Approve amendment of The Plan of Development and expansion of the Authority's boundaries to include properties listed in Exhibit 1 into the Plan of Development Area within which tax increment financing is used.

*Draft*

BY THE CITY COUNCIL OF GRAND JUNCTION, COLORADO  
APPROVING EXPANDING THE BOUNDARIES  
FOR THE GRAND JUNCTION, COLORADO  
DOWNTOWN DEVELOPMENT AUTHORITY

The Grand Junction, Colorado, Downtown Development Authority (the Authority) has adopted a Plan of Development for the boundaries of the Authority and the plan and boundaries were initially approved by the Grand Junction, Colorado, City Council (the Council) on December 16, 1981.

Since that time, several individuals, pursuant to Section 31-25-822, 12A C.R.S., as amended, and Article X of the Authority's Plan of Development have petitioned for inclusion within the boundaries of the Authority, and the boundaries of the Authority have been expanded by the Council by Ordinances No. 2045, 2116, 2382, 2400, 2425, 2470 and 2830;

The Board of Directors of the Authority has reviewed and approved current petitions of several individuals requesting inclusion into the Authority's boundaries; and requests Council approval to expand the Authorities boundaries to include these properties.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, that

1. The Council finds the existence of blight within the Authority within the meaning of C.R.S. 1973, Section 31-25-802(1.5), as amended.

2. The Council hereby finds and determines that the approval of the expansion of boundaries for the Downtown Development Authority Plan of Development as shown on the attached Exhibit 1, will serve a public use; will promote the health, safety, prosperity, security and general welfare of the inhabitants of the city of its central business district; will halt or prevent the deterioration of property values or structures; will halt or prevent the growth of blighted areas; will assist the City and the Authority in the development and redevelopment of the district, and in the overall planning to restore or provide for the continuance of the economic health; and will be of specific benefit to the property to be included within the amended boundaries of the Authority.

3. Amendments to The Plan of Development for the expansion of the Authority's boundaries, as shown in the attached Exhibit 1 are hereby approved by the Council, and incorporated into the Plan of Development Area in which tax increment financing is utilized as previously amended under the Plan of Development, and the Authority is authorized to undertake development projects as described in the Plan.

4. The City Council is requested to ask the County Assessor to certify the valuation for assessment of the new property included as of the date of the last certification, and the City Finance Director is requested to certify the sales tax receipts for the properties for the twelve (12) months prior to the inclusion of such property.

5. If any provision of this ordinance is judicially adjudged invalid or unenforceable, such judgment shall not affect the remaining provisions hereof, it being the intention of the City Council that the provisions hereof are severable.

Introduced on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

PASSED and ADOPTED this \_\_\_ day of \_\_\_\_\_, 1996.

Attest:

\_\_\_\_\_  
President of the Council

## **EXHIBIT 1**

Expanding the boundaries of the Grand Junction Downtown Development Authority.

The boundaries of the Authority shall be expanded to include the following properties into the Plan of Development area within which tax increment financing is used.

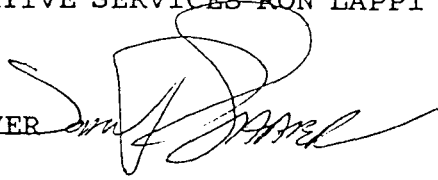
**TAX PARCEL #**

**LEGAL DESCRIPTION**

I will list all properties by tax parcel and legal description currently in DDA, but not in TIF and any new inclusions we may have by that time.

MEMORANDUM

TO: CITY MANAGER MARK ACHEN  
CONTROLLER RANDY BOOTH  
DIRECTOR OF DOWNTOWN DEVELOPMENT AUTHORITY BARB CREASMAN  
DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES RON LAPPI  
CITY ATTORNEY DAN WILSON  
DEPUTY ASSESSOR, BARB BUTLER

FROM: ASSISTANT CITY ATTORNEY JOHN SHAVER 

DATE: MAY 23, 1995

SUBJECT: DOWNTOWN DEVELOPMENT AUTHORITY BOUNDARY/TIF AMENDMENTS

DISCUSSION: At the April 19, 1995 regular meeting of the Grand Junction City Council, proposed Ordinance 2830 was considered on second reading. Testifying in support of the Ordinance, Executive Director of the Downtown Development Authority Barbara Creasman stated that passage of the Ordinance would amend the area of the Authority and expand the tax increment financing district within the DDA. The matter was discussed among the City Council and upon motion by Councilman Maupin the Ordinance was passed and ordered published. Following the Council meeting City Attorney Dan Wilson asked that research be conducted on the legal effect of the adoption of the ordinance amending the DDA boundary. Also included in his research request was that I confirm or deny that the amendment of the Authority's boundary also amended the tax increment financing district.

ISSUE: Does the amendment of the boundary of a Downtown Development Authority ("DDA"), created in accordance with and pursuant to § 31-25-801, et. seq., C.R.S., also amend the boundary in which tax increment financing is utilized for the funding of development and redevelopment within a tax increment financing district ("TIF")?

ANALYSIS: § 31-25-807, C.R.S. [a section of the DDA Act], provides that a special fund may be created for receipt of that portion of the ad valorem and municipal sales tax revenue produced from a designated area within a Downtown Development Authority. That area is known as the "plan of development area."

Funds derived from the annual incremental increase in property tax revenues and a portion of any annual incremental increase in sales tax revenues, calculated with reference to a base year within the plan of development area for the DDA, are received and administered by the City as "TIF" funds.

The Grand Junction City Council created a TIF fund by its resolution in December 1981. That same resolution adopted by reference the DDA Plan of Development which document designates and describes a plan of development area in which tax increment financing would be used. The Plan of Development (the "Plan") at



Research Memorandum  
DDA and TIF Boundary  
23 May 1995  
page 2

Section X provides that future amendment of the Plan and the Downtown Development District should be accomplished according to §§ 31-25-807 and 822, C.R.S., and Section X of the Plan.

Section (X)(C)(3)(h) of the Plan states that:

"Each inclusion, at the time a petition is considered by the Authority Board of Directors, should be designated for inclusion as:

- 1) A Commercial Renovation District;
- 2) An inclusion to the Plan of Development area within which tax increment financing is utilized under this Plan of Development;
- 3) An inclusion without designation, which inclusion may become a part of a future Plan of Development area."

§ 31-25-807 3(a), C.R.S., provides that tax increment funds are to be collected "upon taxable property within the boundaries of the plan of development area (emphasis added)." In order for the amendment to the DDA boundary, approved in Ordinance 2830, to lawfully amend and include the statutory authority for the collection of tax increments, the law requires that the plan of development area must be amended as well.

§ 31-25-807 4(c), C.R.S., establishes that the City Council must hold a public hearing on a substantial modification of an approved plan. Amendment of the boundaries of a plan of development area is a substantial modification and has historically been reviewed by the Grand Junction Planning Commission pursuant to § 31-25-807 4(b), C.R.S., prior to consideration by the City Council. See, also City Council Resolutions 20-90, 28-83 and 35-82.

Therefore, it is my opinion that in order for the area recently annexed into the DDA to also be included into the tax increment finance collection and utilization area of the DDA, additional actions, consistent with the Plan and § 31-25-807, C.R.S, are required.

Specific questions do remain which are beyond the scope of this research memorandum. Those questions, which the Authority may desire to commend to its legal counsel, are:

- 1) Is the recent amendment of the DDA boundary within the area of the Plan of Development as approved in December 1981 or as amended?
- 2) Has School District 51 consented to the amendment of the tax increment financing area?

file in DDA  
196-61



RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
MAR 8 1996

6 March 1996

Kathleen Killian  
c/o Kathleen Killian P.C.  
P.O. Box 696  
Grand Junction, Colorado 81502

City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (970)244-1599

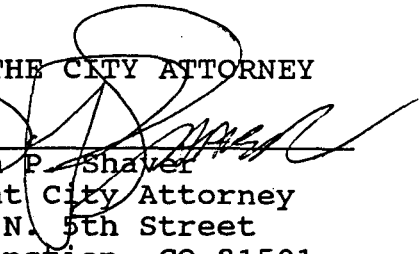
Re: Downtown Development Authority Boundary Expansion Ordinance

Dear Kathleen,

This letter will serve to confirm our conversation of yesterday concerning the proposed ordinance amending the DDA boundary.

As you and I discussed and also as Barbara and I discussed in a prior conversation, the ordinance can not be agendized or otherwise acted upon by City staff or Council until a final version of the ordinance, approved by you as to form and legal sufficiency, together with complete and accurate legal descriptions, is received. The ordinance and the supporting report that I received were both marked "draft." If there are final versions, please let me know. Please consult with Barbara concerning the issues that you and I discussed, namely review of the DDA boundary amendment by the Planning Commission, the matter of District 51 consent to the inclusion and the relationship of the boundary amendment to the TIF. It would be a good idea to address those issues in the agenda report.

The ordinance that was sent to me was returned to Barbara with suggested changes. Should you have any questions or comments concerning those suggestions, or if I may otherwise be of assistance, please let me know.

OFFICE OF THE CITY ATTORNEY  
by:   
~~John P. Shaver~~  
Assistant City Attorney  
250 N. 5th Street  
Grand Junction, CO 81501  
(970) 244-1501

pc: Barbara Creasman  
Kathy Portner  
Ron Lappi  
David Varley  
Dan Wilson

**CITY OF GRAND JUNCTION**

**DATE: March 15, 1996**

**STAFF: BARBARA CREASMAN**

**ACTION REQUESTED:** The DDA is requesting approval of an ordinance amending the Plan of Development Area and expanding the boundaries of the Downtown Development Authority to include properties listed in Exhibit 1.

**EXECUTIVE SUMMARY:** The DDA is proposing to amend the Plan to expand the Authority's boundaries to include additional properties adjacent to the current boundaries into the plan of Development Area within which tax increment financing is used. The DDA Board has reviewed and approved the individual petitions for inclusion. All new inclusions are voluntary, with petitions signed by the property owner.

**FISCAL IMPACT:** None

**BACKGROUND/ISSUES:** Since the formation of the DDA, the Council has approved several similar boundary expansions. The DDA has established goals to expand their boundaries to the north and east, consistent with business development and south to the river. The DDA Plan of Development provides for expansion of the boundaries, and states the intent to expand the boundaries to include properties consistent with the overall planning and redevelopment goals of the Authority.

**RECOMMENDATIONS:** Approve amendment of The Plan of Development and expansion of the Authority's boundaries to include properties listed in Exhibit 1 into the plan of Development Area within which tax increment financing is used.

EXHIBIT 1

Expanding the boundaries of the Grand Junction Downtown Development Authority

The boundaries of the Authority shall be expanded to include the following properties into the Plan of Development area within which tax increment financing is used. All properties in the Assessor's TAC 10109 within the Authority's boundaries, but not within the DDA TIF TAC 10108 will be included and any additional new inclusions.

Assessor TAC 10109 properties to be included in DDA/TIF, TAC 10108:

<u>TAX Parcel #</u>	<u>LEGAL DESCRIPTION</u>
2945-231-01-001	Block 1, Lots 1-14, Milldale Sub.
2945-231-01-002	
2945-231-01-003	
2945-231-01-025	Block 5, Lot 1, Milldale Sub.
2945-231-02-023	BEG A PT ON N LI 3RD AV 15FT E OF SE COR LOT 10 BLK 11 MILLDALE SUB N ALG A LI 15FT E & PARA TO W LI S 8TH ST 149.1 FT TO A LI BET SE COR LOT 4 BLK 11 & E LI S 8TH ST N ALG E LI & PROJECTION 292FT TO A PT 16FT NWLV RT ANG FR N RAIL OF RR SPUR & AS DESC IN B-1203 P-150 ETC THEN BACK TO BEG E 404.8FT & ALSO BEG INTERS OF E LI 7RH ST WI S LI RR ROW S 96FT TO LOADING TRACK E 132.8FT NELY ON A CVE LEFT A CH OF 215.6FT N 52DEG30' E 47FT N 52DEG30' E 285FT TO RR ROW SWLY ALG RR ROW TO BEG SEC 23 1S 1W & BEG INTER OF ORIG E LI 7TH ST WI S LI RR ROW S 73DEG02' 2 15.62FT TO PT ON LI 15FT W OF ORIG E LI 7TH ST S 91.65 FT N 89DEG12'E 15FT N 96FT TO BEG EXC THAT PT TAKEN INTO DDA BOUNDARY PER CITY ORD 2400 B-1712 P-49 & ALSO EXC RD ROW ON N
2945-142-36-013	Block 56, Lot 21 & E 1/2 of Lot 22
2945-142-37-003	Block 77, Lots 5-10
2945-142-37-004	
2945-142-37-005	
2945-142-37-006	
2945-143-02-979	Block 79, Lots 19,20, 23-26
2945-143-02-010	
2945-143-02-011	
2945-143-02-978	Block 98, Lots 12-16
2945-143-02-014	
2945-143-11-951	
2945-143-11-007	
2945-143-06-001	Block 83, Lots 1,2
2945-143-41-004	Block 149 Lots 28-30, plus W portion Lot 27 to RR spur
2945-143-47-002	Lot 2, D & RGW RR Sub Filing 5 Sec 14, 1S 1W
2945-143-48-001	Lot 1, Filing 7, D & RGW RR Minor Sub Sec 14, 1S 1W
2945-143-32-007	Block 139, Lots 29-32
2945-143-36-941	Block 143, Lots 13-17
2945-143-40-008	Block 148, Lots 13-16, 24-32
2945-143-40-010	
2945-143-40-011	
2945-143-40-939	
2945-143-40-938	
2945-143-43-941	Block 161, Lots 1-14, Sec 14, 1S 1W & SLY 5.27FT OF S AVE ADJ N LI OF LOTS 1-14 INC SD BLK 161 & BEG 150FT E OF SW COR SD LOT 1 SLY AT R ANG TO S LI SD BLK 161.20FT ELY 251.06FT TO W LI OF 6TH ST N 20FT W 251.03FT TO POB EXC BEG SW COR LOT 1 SD BLK 161 N 92FT SELY 92.4FT TO APT ON S LI SD LOT 1 W 9.1FT TO BEG
2945-143-44-007	Block 162, Lots 15, 16
2945-143-47-001	Lot 1 D & RGW RR Sub 5

<b>TAX PARCEL #</b>	<b>LEGAL DESCRIPTION</b>
2945-144-04-006 2945-144-04-015	Block 85, Lots 11-14
2945-144-21-012 2945-144-21-013 2945-144-21-014 2945-144-21-941	Block 114, Lots 1-16, 23-28
2945-144-17-005 2945-144-17-931	Block 106, Lots 11,12, 20-25, 3ft of Lot 26
2945-144-16-019	Block 107, Lots 17-32
2945-231-00-001 2945-231-00-026	BEG N4 COR SEC 23 1S 1W ALG W LI OF NE4 53.3FT E 132FT N 53.3FT W 132FT TO BEG BEG 200FT N OF SW COR NW4NE4 SEC 23 1S 1W E 132FT N 50FT W 132FT S 50FT TO BEG & W 11.5FT STRIP OF S 7TH ST ROW ADJ SD PARCEL
2945-231-00-027	BEG 175FT N OF SW COR NW4NE4 SEC 23 1S 1W E 132FT N 25FT W 132FT S 25FT TO BEG & W 11.5FT STRIP OF S 7TH ST ROW ADJ SD PARCEL ON E
2945-231-00-036	BEG 307FT N OF SW COR NW4NE4 SEC 23 1S 1W E 132 FT N 98FT W 132FT S TO BEG & W 11.5FT STRIP OF S 7TH ST ROW ADJ SD PARCEL ON E AS DESC IN B-1685 P-222 & B-1687 P- 163, ALSO THAT PT GEB 400FT N OF SW COR NW4NE4 SD SEC 23 N 4FT S 89DEG42' F 140FT S 4FT N 89DEG42' W 140FT TO BEG
2945-231-00-037	BEG 400FT N OF SW COR NW4 NE4 SEC 23 1S 1W E 140FT N 295FT TO RR S 73DEG30' W 145FT S 259.8FT TO BEG EXC THAT PT BEG 400FT N OF SW COR NW4 NE4 SD SEC 23 N 4.0FT S 89DEG42' E 140FT S 4.0FT N 89DEG42' W 140FT TO BEG
2945-231-00-046	BEG S ODEG27' E 96FT OF S ROW LINE RR ON ORIG E LI OF SOUTH 7TH ST SEC 23 1S 1W N 89DEG12' E 131.94FT ALG ARC OF CVE TO LEFT CH BEARS N 70DEG53' E 213.35FT N 52DEG34' E 349.89FT TO S LI OF RR ROW S 73DEG02' W 636.6FT TO ORIG E BNDRY S 7TH ST S ODEG27' E 96FT TO BEG
2945-151-00-107	BEG 489FT N & 50FT W OF SE COR NE4 SEC 15 1S 1W N 09DEG36'E 121.7FT W TO STATE HWY SELY ALG HWY TO A PT W OF BEG E TO BEG
2945-154-03-937 2945-154-03-939 2945-154-06-931	S 50' OF LOTS 12-16 INC BLK 4 MOBLEY SUB SEC 15 1S 1W N 25' OF S 75' OF LOTS 12-16 INC BLK 4 MOBLEY SUB SEC 15 1S 1W BEG W 535FT & S 666.1FT FR NE COR SE4 SEC 15 1S 1W N 89DEG58' W 63.7FT S ODEG01' E 125FT S 89DEG58' E 63.7FT N ODEG01' W 80FT TO POB EXC ROW FOR RICE ST ACROSS W BNDRY B-453 P-84 & THAT PT OF ADJ STREET(S) AS VACATED IN ORD 2808 B-2128 P-509/510
2945-154-06-932	LOTS 1-6 INC & E 24.70FT OF LOT 7 BLK 5 MOBLEY'S FIRST SUB SEC 15 1S 1W & THAT PT OF ADJ STREET(S) AS VACATED IN ORD 2808 B-2128 P-509/510
2945-154-06-933	PT OF LOT 9 BLK 5 MOBLEY'S 1ST SUB LYG S OF A LI BEG AT A PT ON E 1 SD LOT 9 S 181.27FT & N 89DEG58' W 20 FT FROM CITY MONUMENT AT SPRUCE & ROOD STS N 89DEG28' W 174.7FT TO A PT ON W LI SD LOT 9 & THAT PT OF ADJ STREET(S) AS VACATED IN ORD 2808 P-2128 P-509-510
2945-154-06-936	BEG 753.6FT S & 410FT W OF NE COR SE4 SEC 15 1S 1W W 125FT S 37.5FT E 125FT N TO BEG BEING A PT OF BLK 5 MOBLEY SUB
2945-154-06-937	PT OF LOT 9 BLK 5 MOBLEY SUB BEG 666.1FT S & 410FT W OF NE COR SE4 SEC 15 1S 1W S 50FT FOR BEG W 125FT S 30 FT E 125FT N TO BEG
2945-154-06-938	BEG NE COR LOT 9 BLK 5 RICHARD MOBLEY'S 1ST SUB SEC 15 1S 1W 125FT S 50FT E 125FT N 50FT TO BEG & THAT PT OF ADJ STREET(S) AS VACATED IN ORD 2808 B-2128 P- 509/510
2945-154-06-939	BEG S ODEG01' E 125FT & N 89DEG58' W 20FT FR CITY MONUMENT AT SPRUCE & ROOD STS 89DEG58' W 188.7FT S ODEG01' W 56.27 TO BEG & THAT PT OF ADJ STREET(S) AS VACATED IN ORD 2808 B-2128 P-509/510



**EXHIBIT 1**

Expanding the boundaries of the Grand Junction Downtown Development Authority

The boundaries of the Authority shall be expanded to include the following properties into the Plan of Development area within which tax increment financing is used. All properties in the Assessor's TAC 10109 within the Authority's boundaries, but not within the DDA TIF TAC 10108 will be included and any additional new inclusions.

Assessor TAC 10109 properties to be included in DDA/TIF, TAC 10108:

<u>TAX Parcel #</u>			
2945-143-32-007	2945-143-36-941	2945-154-03-937	2945-154-06-938
2945-231-00-046	2945-143-40-008	2945-143-40-010	2945-154-03-939
2945-154-06-939	2945-231-01-001	2945-143-40-011	2945-143-40-938
2945-154-06-931	2945-231-00-001	2945-231-01-002	2945-143-40-939
2945-143-43-941	2945-154-06-932	2945-231-00-026	2945-231-01-003
2945-143-44-007	2945-143-47-001	2945-154-06-933	2945-231-00-027
2945-231-01-025	2945-144-17-931	2945-144-21-941	2945-154-06-936
2945-231-00-036	2945-231-02-023	2945-151-00-107	2945-151-00-107
2945-154-06-937	2945-231-00-037	2945-144-21-013	2945-142-37-005
2945-144-21-014	2945-142-37-003	2945-144-16-019	2945-142-37-006
2945-144-21-012	2945-142-37-004	2945-143-02-010	2945-143-02-011
2945-143-02-978	2945-143-02-979	2945-143-02-014	2945-143-11-007
2945-143-11-951	2945-143-41-004	2945-144-17-005	2945-143-06-001
2943-144-04-006	2945-144-04-015	2945-142-36-013	2945-143-47-002
2945-143-48-001			

<u>TAX PARCEL #</u>	<u>LEGAL DESCRIPTION</u>
---------------------	--------------------------

<i>Western Colorado Plumbing &amp; Heating</i>	Block 115, Lots 18 & 19
--	-------------------------

<i>Public Service Company Substation</i>	Block 161, Lots 17-32 (?)
--	---------------------------

<i>Sterling Properties</i>	<ul style="list-style-type: none"> <li>2945-232-02-026 / Block 1, Lot 20, South 5th Street-600 Noland Ave.</li> <li>2945-232-02-027 / Block 1, Lot 22, South 5th Street - 645 4th Ave.</li> <li>2945-232-02-028 / Block 1, Lot 23, South 5th Street - 645 4th Ave.</li> <li>2945-232-02-029 / Block 1, Lot 24, South 5th Street - 645 4th Ave.</li> <li>2945-232-02-015 / Block 1, Lot 21, South 5th Street - 645 4th Ave.</li> <li>2945-231-14-001 Block 1, Lots 1 &amp; 2, Benton Canyon - 7th Street</li> <li>2945-231-14-002 Block 1, Lots 3 - 7, Benton Canyon - 7th Street</li> <li>2945-231-14-003 Block 1, Lots 8 - 10, Benton Canyon - 7th Street</li> </ul>
----------------------------	---

<i>City of Grand Junction</i>	<ul style="list-style-type: none"> <li>2945-232-02-948 / Block 1, Lot 13</li> <li>2945-232-02-945 / Block 1, Lots 14 and 19</li> <li>2945-232-03-020 Block 2, Lots 13 &amp; 14</li> <li>2945-232-03-945 Block 2, Lots 6 &amp; 7</li> <li>2945-232-03-948 &amp; 022 Block 2, Lots 9 &amp; 11</li> <li>2945-232-03-941 Block 2, Lot 1</li> <li>2945-232-03-949 Block 2, Lot 2</li> <li>2945-232-03-019 Block 2, Lot 3</li> <li>2945-232-03-011 Block 2, Lot 4</li> </ul>
-------------------------------	--

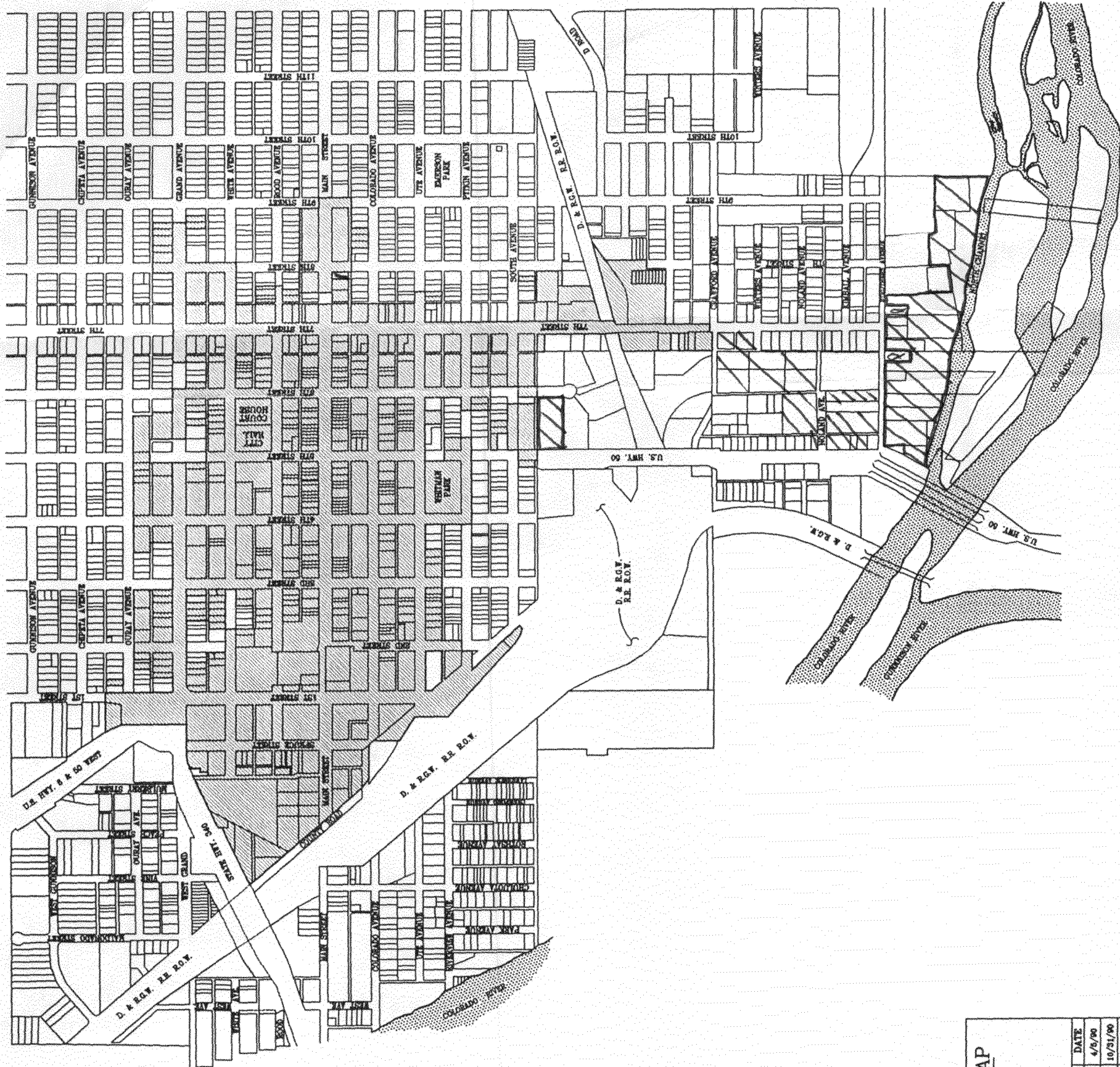
*lot 13, 14-24  
Block 1  
lots 20-24  
BENTON  
lots 1, 2, 3-10  
Benton Canyon Sub*

Property leased to Botanical Society south of Struthers Avenue, north and south of the Colorado River Trail as hereafter constructed, between approximately 8th Street on the east and 5th Street on the west, in the City of Grand Junction, County of Mesa, State of Colorado, consisting of 12.6 acres, more or less, described with particularly as follows:

Commencing at the S 1/4 corner of Section 23, Township 1 South, Range 1 West, Ute Meridian, thence South 89° 37' 00" East 270.0 feet; thence South 00° 23' 00" West 170.00 feet; thence North 89° 37' 00" East 68.00 feet; thence North 00° 23' 00" East 170.00; thence South 89° 37' 00" East 87.00 feet; thence South 02° 11' 00" East 317.00 feet; thence South 02° 32' 00" East 186.00 feet; thence South 15° 17' 21" East 102.12 feet; thence North 88° 51' 04" West 85.13 feet; thence North 79° 32' 00" West 213.74 feet; thence North 67° 47' 04" West 194.68 feet; thence South 89° 40' 42" West 150.01 feet; thence North 79° 44' 01" West 176.23 feet; thence North 77° 12' 33" West 102.39 feet; thence North 71° 52' 17" West 105.00 feet; thence North 73° 00' 00" West 290.24 feet; thence South 89° 37' 00" East 88.12 feet; thence North 00° 23' 00" East 325.00 feet; thence South 89° 37' 00" East 563.62; thence South 89° 37' 00" East 78.00 feet; thence South 00° 23' 00" West 190.00 feet; thence South 89° 37' 00" East 72.00 feet; thence North 00° 23' 00" East 190.00 feet to the point of beginning, Mesa County, Colorado.

# DDA BOUNDARY MAP

N.T.S.



DDA BOUNDARY MAP	
N.T.S.	
DATE: 3-2-90	
DESCRIPTION	REVISIONS
EXPANDED MAP	DATE: 4/5/90
EXPANDED MAP SOUTH TO RIVER	DATE: 10/31/90
REVISED BOUNDARY AROUND CITY MARKET	DATE: 10/31/90